

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		RIDGE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MACMILLAN DAVID P & LINDA S			
Owner 2:				
Owner 3:				
Street 1:	4 RIDGE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cnty:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	MAC MILLAN LINDA -		
Owner 2:	-		
Street 1:	4 RIDGE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 14,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1710 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14400		Sq. Ft.	Site		0	70.	0.56	12			Med. Tr	-5					566,583						566,600	
Total AC/HA:	0.33058			Total SF/SM:	14400		Parcel LUC:	101	One Family		Prime NB Desc:	ARLINGTON							Total:	566,583		Spl Credit			Total:	566,600	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14400.000	288,200	3,300	566,600	858,100
Total Card	0.331	288,200	3,300	566,600	858,100
Total Parcel	0.331	288,200	3,300	566,600	858,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		501.81	/Parcel: 501.8

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,200	3300	14,400.	566,600	858,100	858,100	Year End Roll	12/18/2019
2019	101	FV	233,200	3300	14,400.	526,100	762,600	762,600	Year End Roll	1/3/2019
2018	101	FV	233,200	3300	14,400.	526,100	762,600	762,600	Year End Roll	12/20/2017
2017	101	FV	233,200	3300	14,400.	461,400	697,900	697,900	Year End Roll	1/3/2017
2016	101	FV	233,200	3300	14,400.	420,900	657,400	657,400	Year End	1/4/2016
2015	101	FV	218,900	3300	14,400.	372,300	594,500	594,500	Year End Roll	12/11/2014
2014	101	FV	218,900	3300	14,400.	352,100	574,300	574,300	Year End Roll	12/16/2013
2013	101	FV	218,900	3300	14,400.	335,100	557,300	557,300		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/10/2009	Meas/Inspect	372	PATRIOT
2/15/2004	MLS	HC	Helen Chinal
4/18/2000	Inspected	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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**USER DEFINED**

	Prior Id # 1:	41500
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

